



COTTONWOOD HEIGHTS PLANNING COMMISSION MEETING AGENDA

Notice is hereby given that the Cottonwood Heights Planning Commission will hold a **Work Session Meeting** (Room 124, City Council Conference Room) beginning at **5:00 p.m.** and a **Business Meeting** (Room 5, Council Chambers) beginning at **6:00 p.m. on Wednesday, August 2, 2017**, located at 2277 East Bengal Boulevard, Cottonwood Heights, Utah.

5:00 p.m. WORK SESSION (Room 124)

- 1.0 Review Business Meeting Agenda**
(The Commission will review and discuss agenda items.)
- 2.0 Discussion Item – Accessory Dwelling Unit Ordinance**
Staff will discuss a pending ordinance regarding the permitting and regulation of accessory dwelling units
- 3.0 Additional Discussion Items**
The Commission may discuss the status of pending applications and matters before the Commission and new applications and matters that may be considered by the Commission in the future.

6:00 p.m. BUSINESS MEETING (Room 5)

- 1.0 WELCOME/ACKNOWLEDGEMENTS – Acting Commission Chair**
- 2.0 CITIZEN COMMENTS**
(Please note: In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to three minutes per person per item. A spokesperson who has been asked by a group that is present to summarize their concerns will be allowed five minutes to speak. Comments which cannot be made within these limits should be submitted in writing to the City Planner prior to noon the day before the meeting.)
- 3.0 PUBLIC HEARINGS**
 - 3.1 (Project #CUP-17-007)**
Public comment on a request from Michelle Schilling for conditional use and master development site plan approval to convert an existing building into a veterinary hospital at 7054 S 2300 E.
- 4.0 ACTION ITEMS**
 - 4.1 (Project #CUP-17-007)**
Action on a request from Michelle Schilling for conditional use and master development site plan approval to convert an existing building into a veterinary hospital at 7054 S 2300 E.

5.0 ADJOURNMENT

On Wednesday, July 26th a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices, Cottonwood Heights, Utah. A copy of this notice was emailed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. The Agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmn.utah.gov>

DATED THIS 26TH DAY OF JULY, 2017

Paula Melgar, City Recorder

Planning Commissioners may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions. In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711. If you would like to submit written comments on any agenda item they should be received by the Planning Division no later than Tuesday at noon. Comments can be emailed to bberndt@ch.utah.gov. After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.



Planning Commission
Meeting Date: August 02, 2017

**FILE NUMBER/
PROJECT NAME:** CUP-17-007

LOCATION: 7054 S 2300 E (Parcel no. 22-27-127-045)

REQUEST: Conditional use and site plan approval of a veterinary hospital

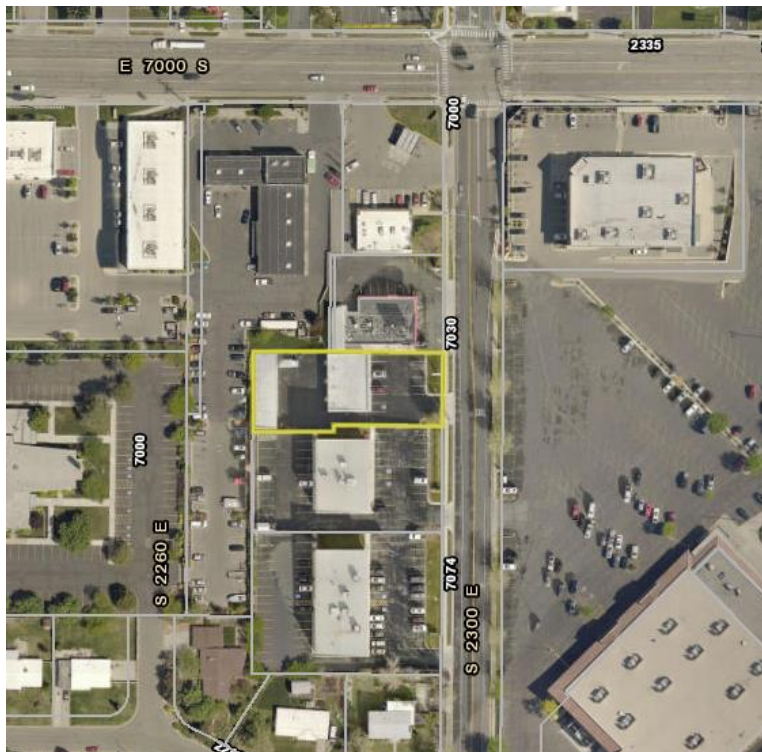
OWNER: Simple Twist of Fate, LLC

APPLICANT: Michelle Schilling, Hillside Veterinary Hospital (801-943-2154)

RECOMMENDATION: APPROVE, subject to conditions of approval

APPLICANT'S PROPOSAL

This proposal is to convert a vacant commercial property at 7054 South 2300 East into a veterinary office and ancillary animal hospital. The building was previously occupied by an audio-visual company, Klay Anderson Audio.



The applicant is proposing to keep the existing structures, renovate the interior, and construct an addition to connect the two buildings on the property. The applicant is also proposing to add additional parking stalls and landscaping. The applicant has submitted a site plan, landscaping plan, building elevations, and floor plans. Included in this report are copies of each relevant plan.

BACKGROUND

Zoning

The zoning designation of the property is CR (Regional Commercial), which is intended to provide commercial uses that “serve the community, the region and the traveling public by providing for larger scaled commercial uses.” The proposed use of a veterinary clinic is a conditional use in the CR zone.

The current zoning designation on the property is Regional Commercial (CR). There are a number of veterinary clinics and hospitals in operation throughout the city in commercial zones, including Hillside Veterinary Hospital, which is currently located in Hillside Plaza at 2330 E Fort Union Blvd. The zoning ordinance lists professional offices as a conditional use in the CR zone (19.40.030) and requires a master development plan/site plan approval by the Planning Commission (19.40.120). The applicant is not proposing any change or modification to the existing zoning designation of the property, and has designed the proposal in accordance with CR development standards.

Analysis: Preliminary site plan reviews have been completed for compliance with zoning requirements. Any significant change to the site plan requires further planning commission review and consideration.

CONTEXT

Adjacent Land Use

- North: Zoning – CR (Regional Commercial); Use – Laundromat
- South: Zoning – CR (Regional Commercial); Use – Professional Office
- East: Zoning – NC (Neighborhood Commercial); Use – Hillside Plaza
- West: Zoning – CR (Regional Commercial); Use – Big O Tires

Proposed Development Information

- Existing Use – Vacant Commercial
- Proposed Use – Veterinary Office and Ancillary Animal Hospital
- Lot Size – 0.39 acres (17,000 square feet)
- Structure Size – 6,226 square feet
- Parking Required – 1.6 stalls per 1,000 sq ft and 1.4 stalls per employee (minimum 18 stalls required)
- Parking Provided – 20 stalls (17 regular stalls, 1 ADA stall, and 2 garage spaces)
- Lot Coverage Required – 50% maximum
- Lot Coverage Provided – 34.5%
- Building Height Allowed – Three stories or 35', per 19.40.100
- Building Height Provided – Single story, no proposed height increase

Noticing

Property owners within 1000 feet of the property were mailed notices postmarked 7/19/17.

PERTINENT INFORMATION

Buildings, Site Plan and Landscaping

The attached plans show the site plan, architecture, and landscaping proposed by the applicant. The property is not located in the Gateway Overlay District, so no Architectural Review is required. Because the property is under one acre in size, there is no minimum landscaping requirement.

Curb, Gutter, Sidewalk, and Driveway

Curb, gutter, and sidewalk currently exist along the frontage of the property. If found to be below current city standard, the applicant will be responsible for necessary upgrades. The existing infrastructure will be inspected prior to the issuance of any building permit.

Parking

Per the ITE (Institute of Transportation Engineers) Parking Generation Manual, there is a minimum requirement of 1.6 parking stalls per 1,000 square feet gross floor area. With a building square footage of 6,226, the applicant must provide at least 10 parking stalls. Additionally, the ITE requires a 1.4 stalls per employee. The applicant has indicated that there are typically at least 6 employees working at any given time, which adds another 8 required stalls, bringing the total required parking stalls to 18. The proposal includes 20 parking stalls.

Prior to final construction approval and building permit issuance, the applicant will be required to comply with all applicable ADA standards for accessible parking stalls and walkways.

Screening

The site will be required to comply with all screening requirements found in 19.40.150 of the zoning ordinance. These requirements will ensure that all trash enclosures and ground-mounted mechanical equipment is completely screened from view.

Landscaping

A landscaping plan has been submitted by the applicant and is attached for reference. The proposed site is approximately 12% landscaping. The landscape plan includes new trees in the front setback with additional shrubs planted in the southeast corner and along the new landscape areas to the south of the existing structures.

Signage

No signage is proposed as part of this application. Any signage will be subject to applicable requirements of the zoning ordinance (19.82 – Signs). All signs require a building permit prior to construction.

Attachments

1. Conditions of Approval
2. Findings
3. Model Motions
4. Site/Landscaping Plan
5. Building Architecture / Elevations
6. Applicant's Narrative

CONDITIONS OF APPROVAL

Staff Recommends APPROVAL of the conditional use and site plan with the following conditions:

1. A construction mitigation plan shall be submitted prior to construction addressing construction hours, construction vehicle parking, deliveries, stockpiling and staging, trash management and recycling of materials, dust and mud control, noise, grading and excavation, temporary lighting, and construction signage;
2. The applicant shall meet all relevant portions of Chapter 14 (Highways, Sidewalks and Public Places), chapter 19.40 (Regional Commercial), chapter 19.87 (Site Plan Review Process), chapter 19.84 (Conditional Uses), chapter 19.80 (Off Street Parking Requirements), and all other applicable laws, ordinances and regulations pertaining to the proposed use;

FINDINGS FOR APPROVAL

1. The proposed project meets the applicable provisions of Chapter 19.40, "Regional Commercial," of the Cottonwood Heights zoning ordinance;
2. The proposed project will continually meet the applicable provisions of Chapter 19.84, "Conditional Uses," of the Cottonwood Heights zoning ordinance;
3. The proposed project meets the applicable provisions of Chapters 19.80 and 19.87, "Off-Street Parking Requirements" and "Site Plan Review Process," respectively.
4. Proper notice of the public hearing was given.

MODEL MOTIONS

Approval

"I move that we approve project CUP-17-007, a request from Michelle Schilling for conditional use and master development site plan approval to convert an existing building into a veterinary hospital at 7054 S 2300 E, subject to all provisions in the staff report dated August 2, 2017 and all conditions of approval:

- Add any additional conditions...
- Add any additional findings...

Denial

"I move that we deny project CUP-17-007, a request from Michelle Schilling for conditional use and master development site plan approval to convert an existing building into a veterinary hospital at 7054 S 2300 E, based on the following findings:

- List findings for denial...

NO.	REVISIONS	BY	DATE

LEGEND ENGINEERING
 62 WEST 100 NORTH
 SALT LAKE CITY, UT 84119
 PHONE: 435-654-4400
 FAX: 435-654-4401
 WWW.LEGENDENGINEERING.COM



HILLSIDE VET
 SITE PLAN
 7054 S 2300 E, Cottonwood Heights, UT 84121

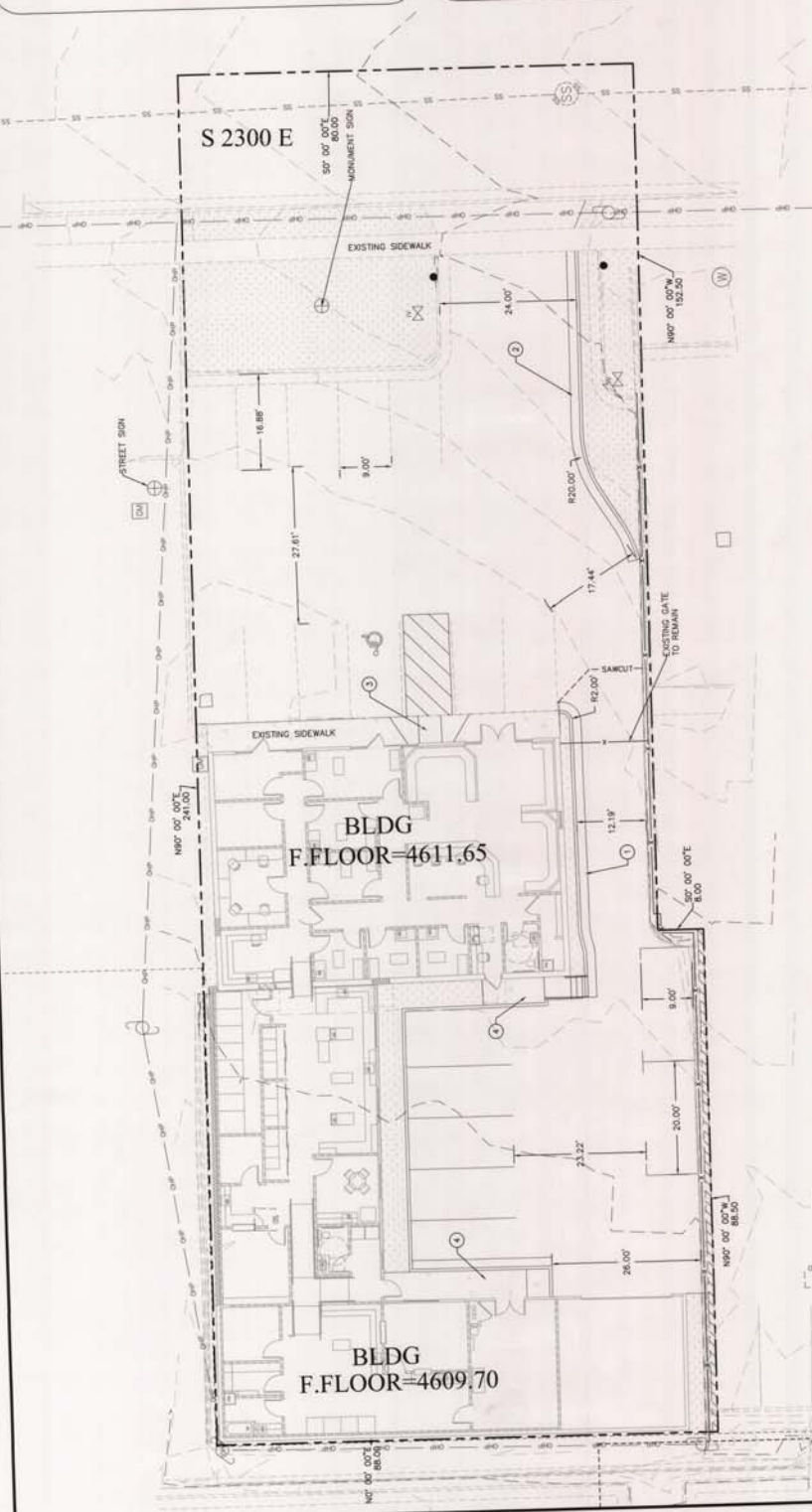
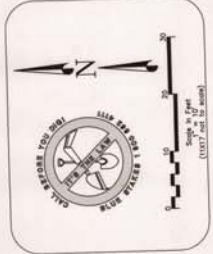
SHEET
 C-1
 DATE: JUL 10, 2017



- LOT LINES (PROPERTY)
 EXISTING CURB AND GUTTER
 PROPOSED CURB AND GUTTER
 PROPOSED STORM DRAIN LINE
 EXISTING STORM DRAIN LINE
 GRADE BREAK
 FINISH GRADE CONTOUR LINES
 EXISTING GRADE CONTOUR LINES
 FINISH GRADE SLOPE
 GRADE BREAK
 INVERT ELEVATION
 TOP OF GRADE
 TOP OF ASPHALT
 TOP OF BACK OF CURB
 PROPOSED
 FINISHED GRADE
 FINISHED FLOOR ELEVATION
 BACK OF SIDEWALK

SITE DATA
 LOT AREA: 16,023 SF (0.41 ACRES)
 BUILDING AREA: 6,225 SF # 1
 LANDSCAPE AREA: 2,180 SF # 12.1%
BUILDING DATA
 ZONE: C2 (GENERAL COMMERCIAL)
 SPRINKLERS: NO
LOADING/UNLOADING
 REQUIRED: 15 STALLS
 PROVIDED: 16 STALLS
 1 ADA STALL

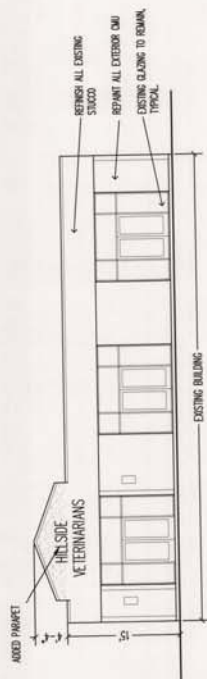
- NOTES:**
 1. PROPOSED CURB AND GUTTER TYPE E PER ASPA PLAN 205 SEE SHEET C-3
 2. PROPOSED REVERSE PAN CURB AND GUTTER PER DETAIL 1 SEE SHEET C-3
 3. ALL RAMPS TO BE INSTALLED PER ADA STANDARDS
 4. PROPOSED SIDEWALK



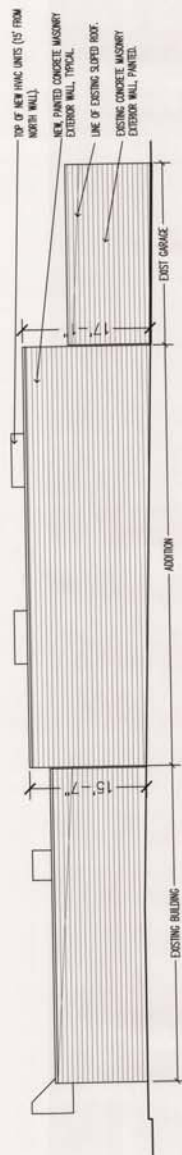
NOTE:
 NOTING FIRE HYDRANT APPROXIMATELY 27 FEET FROM EAST PROPERTY LINE

- GENERAL NOTES:**
 1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' COVER
 4. ALL SEWER, WATER AND RAIN LINES TO BE MARKED AND MAINTAINED
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES SHALL BE REPAIRED AND MAINTAINED
 6. LANDSCAPING PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS

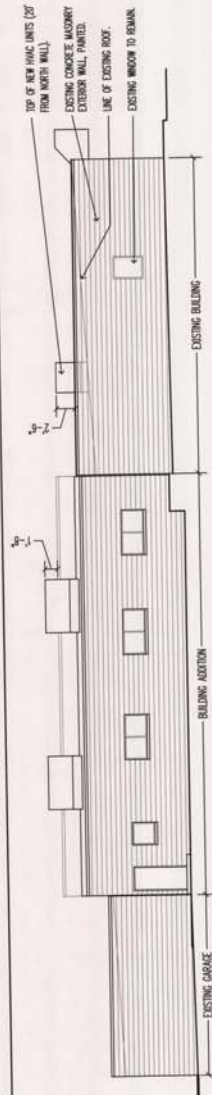




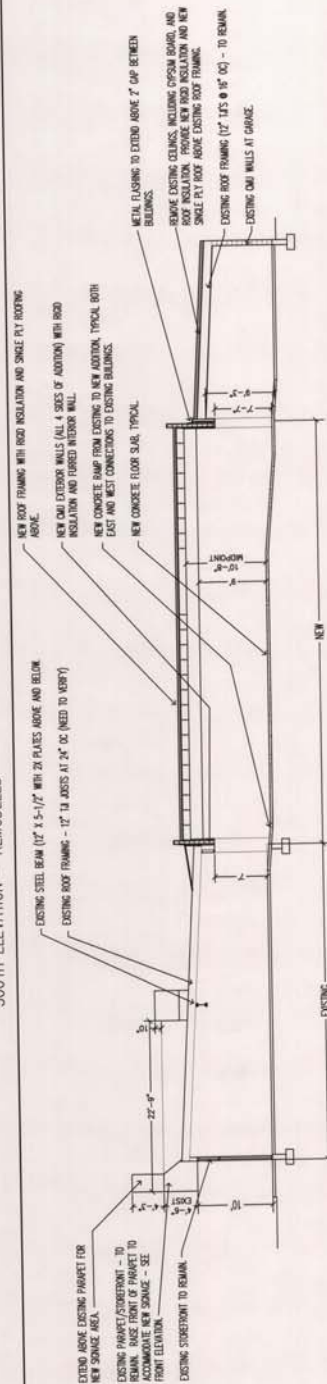
FRONT ELEVATION - REMODELED



NORTH ELEVATION - REMODELED



SOUTH ELEVATION - REMODELED



CROSS SECTION - NEW AND EXISTING



Dance & Associates Architects, L.L.C.
2823 East Mountain View Drive
Salt Lake City, Utah 84109
(801) 278-1449
(801) 278-3342 fax

CONDITIONAL USE APPLICATION

Hillside Veterinary Hospital
7050 South 2300 East
Cottonwood Heights, Utah 84121

July 10, 2017

Commercial Regional Zone

The proposed project is to remodel the interior of two existing buildings (east building and west garage) and construct a connecting building to tie the two buildings together and create a new veterinary hospital. The remodeling will include refinishing the exterior surfaces of the existing buildings. The existing east parking area will remain, but will be revised to accommodate an accessible parking stall. The existing rear area parking will be revised to allow space for the building expansion, and yet accommodate parking spaces for the staff.

The existing Hillside Veterinary Hospital is located east across the street from the new location. There is a drycleaner company directly next door on the north side, with a 7-11 on the corner. A Big-O Tire company is also on the north side of the project as well as on the west side (a parking lot). There is a two story office building on the south side. Because the existing veterinary clinic is located directly east across the street from this location, this is a natural fit within the commercial zone.

The existing building is a one story building. The connecting building will also be a one story building to match and align with the existing. The most direct impact is on the north side where there is presently a highly bermed area making the transition in grading from the new clinic down to the existing parking and circulation area of the Big-O tire store. We believe that this new project will fit within the existing conditions without any negative impacts.

The professionals for the project are:

Bob Dance, Architect
Dance & Associates, Architects, L.L.C.
2823 East Mountain View Drive
Salt Lake City, Utah 84109
(801) 278-1449 office
(801) 580-6023 cell

Lindzi Bell, Engineer
Legend Engineers
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Heber City, Utah 84032
(435) 654-4828